

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

## OWNERSHIP

Owner 1:	ONE EIGHTY LLC		
Owner 2:			
Owner 3:			
Street 1:	180 MASS AVE UNIT 202		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
		Own Occ:	N
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	PICCHI JOEL A & PERO JAMES -		
Owner 2:	J.P. MANAGEMENT -		
Street 1:	P.O. BOX 35		
Twn/City:	NORTH ATTLEBORO		
St/Prov:	MA	Cntry:	
Postal:	02761		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 734 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	343	Condo-Comm	Prime NB Desc:	COM/IND COND	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## Commercial

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

**Total Parcel**

**362,800**

**362,800**

**362,800**



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	155520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	362,800			362,800		155520
							GIS Ref
							GIS Ref
Total Card	0.000	362,800			362,800	Entered Lot Size	
Total Parcel	0.000	362,800			362,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	494.28	/Parcel:	494.2	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	343	FV	270,100	0	.		270,100	270,100	Year End Roll	12/18/2019	PRINT		
2019	343	FV	259,500	0	.		259,500	259,500	Year End Roll	1/3/2019		Date	Time
2018	343	FV	157,300	0	.		157,300	157,300	Year End Roll	12/20/2017		12/10/20	16:11:15
2017	343	FV	148,800	0	.		148,800	148,800	Year End Roll	1/3/2017	LAST REV		
2016	343	FV	148,800	0	.		148,800	148,800	Year End	1/4/2016		Date	Time
2015	343	FV	144,600	0	.		144,600	144,600	Year End Roll	12/11/2014		12/07/17	16:48:33
2014	343	FV	144,600	0	.		144,600	144,600	Year End Roll	12/16/2013	danam		
2013	343	FV	144,600	0	.		144,600	144,600		12/13/2012			

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2017	Measured	DGM	D Mann
2/5/2009	Meas/Inspect	197	PATRIOT
1/1/1992		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/  /

Sign:

VERIFICATION OF VISIT NOT DATA

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Type:	63 - Condo Office		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1988
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	3.319999933
Name:	4 - 3004

## RESIDENTIAL GRID

1st Res Grid		Desc:										# Units:	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:		Baths:		HB 1						

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AV - Average	24.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		24.8	%

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.39216042
Adj \$ / SQ:	435.050
Other Features:	5514
Grade Factor:	1.10
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482388
Depreciation:	119632
Depreciated Total:	362756

## COMPARABLE SALES

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 003.A-0001-0015.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	734	435.050	319,327	
Net Sketched Area:		734	Total:	319,327	
Size Ad	734	Gross Are	734	FinArea	734

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

